

**ZONING BOARD OF APPEALS  
SATURDAY, FEBRUARY 22, 2014  
2:00 P.M.**

**Present:** Chairman Charles Mott, T. David Mullen, Alexander Ames, Robert Treuhold, Brendan Ryan, and Village Attorney Richard DePetris

**Absent:** Ogden Lewis

1) Mr. Mott brought the meeting to order. He explained that the next meeting would be held on **March 29, 2014 at 4 PM**. The minutes of the January 11, 2014 meeting were approved into the record.

2) Next, Mr. Mott presented the written decision on the application of David Marr, denying his request for variances.

**DECISION: MR. MOTT MOVED TO ACCEPT INTO THE RECORD THE WRITTEN DECISION DENYING THE APPLICATION OF DAVID MARR FOR VARIANCES ON HIS PROPERTY. MR. AMES SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY CARRIED. (See attached decision)**

3) Next was the application of **Philip and Suzanne Alford** for a front yard variance to 32' 6" from Little Pine Lane and a height variance to 23' 8" within the required front yard in order to permit proposed second story addition to existing house. Premises are known as **65 Old Depot Road. TM #902-3-4-24**

The owner, **Philip Alford**, was present for the discussion. His architect, **Bill Heine**, was also present. They were proposing to build an addition over the one story, preexisting, nonconforming west part of their house, in order to add a fourth bedroom. They were planning to remove the gazebo on the property. Mr. Alford explained that they had 2 front yards with Old Depot Road as the primary front yard. He explained that they were building straight up on the existing walls of the structure, but not out. They were reducing the size of the driveway a small amount. They provided a survey showing compliant lot coverage and gross floor area calculations including the additions.

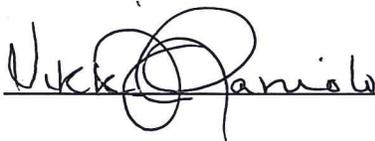
**DECISION: MR. MOTT MOVED TO GRANT THE REQUESTED VARIANCE. MR. AMES SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY CARRIED.**

4) Next was the application of **Srinivas Modukuri** for a variance in order to permit proposed recreational paved surface with a street setback of 90 feet. Premises are known as **5 Sandacres Lane. TM #902-7-1-4.27**

Landscape architect, **Susan Wilcenski** was present for the applicant. She submitted photos for the board's review. She explained that her client wanted to remove a tennis court, and create a 40' x 60', recreational paved surface for the young children to ride their bikes and play games etc. Mr. DePetris explained to Mrs. Wilcenski that she would need approval from the Zoning Board for a specific proposed accessory use. She needed to define and give a written description of the proposed specific accessory use, so that if the board was in agreement with the proposed use, a variance could be granted only for what was specifically included in the description, and any future changes would require coming back to the zoning board for permission. The board felt Mrs. Wilcenski should stick to her original request for a flat cement surface and not worry about what might be needed down the road. She explained that she needed a variance for only a corner of the proposed play surface in order for it to be constructed in line with the house instead of off to an odd angle. She also added that even though you cannot see into the property, she would provide additional landscaping around the surface and along the property line. The board said they would also need written, updated lot coverage data on the survey.

**DECISION: MR. MOTT MOVED TO ADJOURN THE MODUKURI APPLICATION FOR ALL PURPOSES SO THE APPLICANT COULD PROVIDE WRITTEN DESCRIPTION OF THE PROPOSED SPECIFIC ACCESSORY USE FOR THE REQUESTED FLAT SURFACE. MR. AMES SECONDED THE MOTION. THE MOTION WAS UNANIMOUSLY CARRIED.**

Respectfully submitted by:



File date: 2/26/14